



Approved @ECDHLU meeting of  
October 7, 2014

***Committee on Economic & Community Development,  
Housing and Land Use***

*Councilor Jesse M. Adams, Chair  
Councilor Ryan R. O'Donnell  
Councilor Gina-Louise Sciarra  
Councilor Paul D. Spector*

*Kevin Lake, Conservation Commission liaison  
Ann DeWitt Brooks, Planning Board liaison*

**July 1, 2014 MEETING MINUTES  
5:00 p.m. – 7:00 p.m.  
City Council Chambers, 212 Main Street  
Wallace J. Puchalski Municipal Building  
Northampton, MA**

**\*Activate NCTV Camera to Record Meeting**

1. Members present/absent:
  - Present: Councilors Jesse M. Adams, Ryan R. O'Donnell, Gina-Louise Sciarra, Paul D. Spector
  - Absent: Kevin Lake, Ann DeWitt Brooks
2. Meeting Called to Order: *At 5:05 pm, Councilor Adams called the meeting to order.*
3. Announcement of Audio/Video Recording of Meeting: *Councilor Adams announced that the meeting would be video and audio taped.*
4. Public Comment: *None*
5. Approval of Minutes of May 6, 2014: *Councilor Spector moved to accept the meeting minutes of May 6, 2014, Councilor O'Donnell seconded. The motion passed on a voice vote of 4 yes, 0 no.*
6. Ordinance: Amend §350 Section 2.1 Affordable Units-
  - Councilor Sciarra moved to recognize Director Wayne Feiden; Councilor O'Donnell seconded the motion. The motion passed on a voice vote of 4 yes, 0 no.
  - Director Feiden noted that the definition of affordable housing comes up when builders are interested in having certain zoning or planning requirements waived. The builders must then comply with the affordable housing definition. When definition was first drafted, the properties were required to be affordable for 99 years—this works for rental properties. Home ownership is different. Home owners want their properties to appreciate; language change would make it affordable for 30 years.
  - Most tax credit projects are for 30 years. One motive to create affordable housing is that there is a state goal of 10% affordable housing. If this goal is met, it makes it easier to waive certain planning and zoning regulations when a developer brings a project forward. The City is currently at about 11.4% affordable housing.
  - Hathaway Farms mortgage ended about 10 years ago. The City continues to subsidize rents from money that was put into funds for this purpose allowing HF to continue to provide affordable housing.

- Housing Partnership will take up this matter at their next meeting. They may have ideas about this ordinance. The committee discussed how best to proceed with this ordinance.
- Councilor O'Donnell moved to continue this item to the next ECDLU meeting; motion failed for a lack of a second.
- Councilor Spector made a motion to return to city council w/out recommendation; Councilor Adams seconded the motion. The motion passed on a voice vote of 4 yes, 0 no.

7. NEW BUSINESS --*Ad Hoc Roundhouse Committee was discussed:*

- The issue of the Round House property will be re-visited likely in the fall. Councilor Spector suggested that the site may be a good location for a movie theater. The cost for a study to put a movie theater in Northampton would be about \$50,000. He believes that there may be interested parties who would be willing to fund the study.

8. ADJOURN—At 5:40pm, Councilor Sciarra made a motion to adjourn; Councilor O'Donnell seconded the motion. The motion passed on a voice vote of 4 yes, 0 no.

*Respectfully submitted by  
Pamela L. Powers, Clerk to the City Council  
ppowers@northamptonma.gov*